

---

# MAMMOTH ACQUISITION COMPANY, LLC

DEVELOPMENT • BROKERAGE • MANAGEMENT

Phone: 508.588.0560

1300 Belmont Street – Brockton, MA 02301

Fax: 508.584.7687

---

## VIA FEDERAL EXPRESS

February 27, 2013

City Hall  
93 Highland Avenue  
Somerville, Massachusetts 02143

Attention: Angela Allen, Purchasing Director

RE: RFP #13-57 Powder House Community School  
Property Disposition and Redevelopment

Dear Ms. Allen:

Mammoth Acquisition Company, LLC, an affiliate of Coffman Realty, is pleased to present to the City of Somerville for consideration our plans for the Powder House Community School Proposal ("Project").

Our proposal for the Powder House Community School property is the demolition of the existing structure and the construction of a new mixed use project consisting of 18,000 square feet of retail on the ground floor, thirty-five (35) residential units, fifty-eight (58) parking spaces as well as utilizing forty percent (40%) of the site as an outdoor public space.

We feel that this proposal will provide the City with the high quality new uses desired for a vibrant residential neighborhood. Thank you for your consideration.

Applicant Name: Mammoth Acquisition Company, LLC  
Mailing Address: 1300 Belmont Street, Brockton, MA 02301  
Contact Person: Michael Coffman and Jonathan Coffman  
Telephone: 508-588-0560 Fax: 508-584-7687  
Email: [michaelc@coffmanrealty.com](mailto:michaelc@coffmanrealty.com); [jrc@coffmanrealty.com](mailto:jrc@coffmanrealty.com)

Sincerely,



Michael Coffman  
Manager

---

---

## MAMMOTH ACQUISITION COMPANY, LLC

DEVELOPMENT • BROKERAGE • MANAGEMENT

Phone: 508.588.0560

1300 Belmont Street – Brockton, MA 02301

Fax: 508.584.7687

---

# **POWDER HOUSE COMMUNITY SCHOOL PROPOSAL**

---

# MAMMOTH ACQUISITION COMPANY, LLC

DEVELOPMENT • BROKERAGE • MANAGEMENT

---

## **STATEMENT OF QUALIFICATION**

### **COMPOSITION OF DEVELOPMENT TEAM:**

**Developer:** Mammoth Acquisition Company, an affiliate of Coffman Realty, Inc.

**Architects:** Peter Quinn Architects  
Khalsa Design Incorporated  
Moeser & Associates

**Landscape Architect:** To be determined

**Engineer:** Bohler Engineering

**Licensed Site Professional (LSP):** Golder and Associates

**Permitting Attorney:** Attorney Richard DiGirolamo

### **QUALIFICATIONS OF DEVELOPMENT TEAM:**

#### **DEVELOPER:**

Coffman Realty, with over thirty years experience developing and managing retail properties, has been strategically locating retail tenants with effective site selection by acquiring locations that best meet the need of our clients. Coffman Realty's ability to work successfully with city, town and municipal regulatory boards has given Coffman Realty the reputation as a developer who is able to get permitting completed for challenging development projects.

During this period we have developed and constructed over forty (40) retail stores and shopping centers throughout New England totaling in excess of approximately 1,000,000 SF of retail and mixed use space.

Michael Coffman – Experience in the development, design, permitting, construction and financing for numerous development projects, including meeting with City officials and various boards as needed (Resume attached)

Jonathan Coffman – Experience with design, leasing and permitting process (Resume attached)

Benjamin Hartley – Experience in entire bid process and construction for single tenant and multi-tenant shopping center and mixed use developments (Resume attached)

#### ARCHITECTS:

Peter Quinn Architects – Experience in mixed use of commercial/office/ and residential buildings. Specialized experience in Special Permit and zoning approval process, group planning process and energy-efficient design

Khalsa Design Incorporated – Experience in the design of affordable housing and government projects. A multi disciplinary firm with in house Architectural & Interior Design Services, Mechanical, Electrical, Plumbing, Fire Protection, and Civil Engineering Services. The firm's work includes new construction, renovations, adaptive re-use historic structures, and computer generated architectural modeling. Services tailored to the specific needs of each project, providing field proven expertise and on target advice necessary to successfully complete even the most challenging work

Steve Moeser – Experience in commercial, retail and multi-residential projects in New England (Resume attached)

#### ENGINEER:

Stephen DeCoursey – Experience in engineering and permitting for office, retail, residential and public infrastructure (Resume attached)

#### LICENSED SITE PROFESSIONAL:

Frank Lilley - Licensed Site Professional with over 30 years experience in the Environmental Industry (Resume attached)

#### PERMITTING ATTORNEY:

Attorney Richard G. DiGirolamo - Experience in the practice of the Law, including business law, zoning, municipal work, and specializes in all aspects of real estate transactions and has been practicing law in Somerville since 1984. The firm practices in various courts, including Federal, State Appellate, Superior and District. The firm also appears before various Municipal Boards, including Zoning Boards of Appeal, Planning Boards, Licensing Commissions, and various State Tribunals including the Appellate Tax Board, Alcoholic Beverage Control Commission and the Registry of Motor Vehicles.

# Michael J. Coffman

---

12 Shirley Ln. Norfolk, Ma. 02056  
Home (508) 631 - 9225 ~ Work (508) 588 - 0560  
E-Mail michaelc@coffmanrealty.com

---

## EDUCATION

**Babson College**, Babson Park MA.  
Master of Business Administration

*Jan. 2007 – May 2011*

**American University**, Washington D.C.

*Sept. 1993 - May 1997*

Bachelor of Science in Business Administration, specialization in Finance

## PROFESSIONAL CERTIFICATIONS

**NASD Licenses:** M.A. licensed Real Estate Broker, Series 7, Series 63, Registered Life Insurance, Health Insurance,

## WORK EXPERIENCE

***Vice President, Coffman Realty Inc.***

***Brockton, M.A.***

***March 2004 – Present***

- Manage the development process for new projects including land acquisition, permitting, and construction
- Manage 17 retail shopping centers throughout New England
- Analyze and negotiate purchase and sale agreements with landowners
- Analyze and negotiate leases with national retailers such as Stop & Shop, CVS, & McDonald's
- Analyze and negotiate loan documents for construction as well as permanent financing loans
- Oversee the office staff and manage the company's day-to-day operations

***Senior Financial Consultant, Quick & Reilly, A division of Fleet Bank N.A.***

***Currently Bank of America Investment Services.***

New York, N.Y.

***Sept. 2002 – January 2004***

- Marketed and sold all products of Quick & Reilly and Fleet Bank
- Conducted financial needs analysis on new and existing clients
- Analyzed new and existing portfolios and implemented proper asset allocation plans
- Built and maintained 20 to 30 new relationships per month
- Facilitated referral business by training and working closely with the bank branch staff
- Achieved top 5 production numbers for entire New York City Region

***Financial Executive, Citicorp Investment Services***

New York, N.Y.

***March 2000 – Sept. 2002***

- Marketed and sold all products of Citicorp Investment services
- Conducted financial needs analysis on new and existing clients
- Analyzed new and existing portfolios and implemented proper asset allocation plans
- Built and maintained 20 to 30 new relationships per month
- Produced revenue in excess of \$300,000 per year

***Client Financial Analyst, Citibank F.S.B.***

Washington, D.C.

***Sept. 1997 - March 2000***

- Marketed and sold all retail banking products of Citibank F.S.B
- Consulted Citibank clients on both consumer and business products and services
- Consistently achieved top sales producer status in MACB region at over 250% of goal
- Built and maintained 40 to 50 new relationships per month
- Worked independently and in a team environment as needed

# Jonathan Coffman

1284 Beacon St.  
Brookline, Ma 02446  
561.602.6855

jcoffman@gmail.com

## Education

**Babson College, F.W. Olin Graduate School of Business**, Wellesley, Ma  
2013  
Candidate for Master of Business Administration

**University of Miami**, Coral Gables, Fl  
2004  
Bachelor of Science in Business Administration,  
• Concentration in Business Management and Organization

## Professional Experience

**Project Manager, Coffman Realty Inc.** October 2008 - Present

Brockton, Massachusetts

- Managed 17 retail shopping centers throughout New England
- Managed the development process for new projects including land acquisition, permitting, and construction
- Analyzed and negotiate purchase and sale agreements with landowners
- Analyzed and negotiate leases with national and local retailers
- Analyzed and negotiate loan documents for construction as well as permanent financing loans

**Director of Leasing, Brock Development Corp.** August 2007 – August 2008

Palm Beach Gardens, Florida

- Managed all leasing and marketing efforts for 5 shopping centers including over 350K square feet of Leasable Area.
- Negotiated leases and Closed deals more than 200K square feet of retail space.
- Developed working knowledge of shopping center management, maintenance, and tenant relations.

**Broker, Atlantic Retail Properties** August 2006 – August 2007

Jupiter, Florida

- Analyzed retail trade areas for national and regional retailers.
- Facilitate new store openings as well as negotiated Letters of Intent on behalf of my clients
- Built working relationships with retailers and developed a client portfolio.
- Developed an extensive knowledge of retail real estate markets, developments, and trends.

**Mac Genius, Apple Computers** October 2004 – August 2006

Aventura, Florida

- Selected to participate in Training program
- Marketed and sold hardware and software products for Apple computer
- Serviced customers by troubleshooting products and implementing repair solutions that focused on cost effectiveness and turnaround time.
- Worked independently and in a team environment as needed

**Benjamin P. Hartley  
240 Camp Street  
Providence, RI 02906**

---

**Education**

**1998 – 2002** University of Rhode Island, Masters of Community Planning

**1992 – 1996** Middlebury College, Bachelor of Arts  
American Civilization

**Employment Background**

**2003 – Present: Coffman Realty, Inc. Project Manager**

- Responsible for coordination of design, permitting, and construction of new commercial development projects.
- Assemble and contract development team professionals consisting of architects, engineers, and attorneys.
- Conduct the construction bid process and award, contract, and manage General Contractors.
- Lead construction process including schedule implementation and execution, permit acquisition, tenant coordination, and contract management.
- Initiate and maintain relationship with municipal and state permitting bodies from project initiation through construction completion.
- New site acquisition and planning including Letter of Intent, records research, budget preparation, CAD design, and zoning compliance.

**1998 – 2003: Coast Realty, Inc. Project Manager**

- Managed development team through design, permitting, and construction of new commercial projects.
- Awarded contracts and managed construction from initiation to Certificate of Occupancy.
- Implemented and maintained AutoCAD and GIS systems for use in new project evaluation.

**1996 – 1998: Planning & Development Department - City of Warwick, RI. Planning Assistant**

- Reviewed new development plans for compliance with zoning and development regulations
- Aided the research and drafting of new zoning ordinances
- GIS data review, entry, and analysis

# MOESER & ASSOCIATES

206 Ayer Road  
Suite 2  
Harvard, MA 01451  
TEL: 978-456-6905  
FAX: 978-456-9153

**Steven A. Moeser**  
Architect

---

DATE: February 20, 2013

TO: Debbie Villa  
Coffman Realty.

FROM: Steve Moeser

RE: Brief firm resume

Debbie,

As requested here is a brief overview of our firm:

- Moeser and Associates was established in 1982 as a full time architectural practice and is located in Harvard, Massachusetts.
- Licensed architect since 1976.
- Licensed to practice architecture in all the New England and Mid Atlantic states with work spread throughout these states.
- Personally involved in commercial / retail design and development for the past 45 years.
- Our firm specializes in commercial, retail and multi-residential projects in New England with senior staff each having over 30 years of experience in design and construction.
- Our office staff of 6 people is adequate in size to efficiently service our corporate and commercial clients with my direct involvement in all phases of the projects.

I hope this outline helps in understanding the highlights of our firm. Please call if you have any questions.

Yours truly,



Steve Moeser  
Architect



## STEPHEN P. DECOURSEY, PE PRINCIPAL



[sdecoursey@bohlereng.com](mailto:sdecoursey@bohlereng.com)

### EDUCATION:

Bachelor of Science, Civil  
Engineering University of Delaware

### PROFESSIONAL AFFILIATIONS:

American Society of Civil Engineers  
Society of American Military Engineers  
Massachusetts Alliance for Economic  
Development  
National Association of Industrial and  
Office Properties  
Society for Marketing Professional  
Services

### PROFESSIONAL LICENSES:

Connecticut Professional Engineer  
Maine Professional Engineer  
Massachusetts Professional Engineer  
New Hampshire Professional Engineer  
Rhode Island Professional Engineer  
Vermont Professional Engineer

Steve has been with Bohler for sixteen of his 26 years as a consulting engineer. As a Senior Project Manager and associate, he is a key member of the management team in the New England office, providing leadership to project managers and engineers with respect to contract management, business and staff development, and client management. In addition to his big picture efforts, Steve provides outstanding engineering service to his clients at every turn.

He is an expert in land development engineering and permitting and has applied his expertise to some of the largest, most complicated projects in New England. His breadth of projects include education, office, retail, residential, and public infrastructure.

An authority in stormwater management, including the new Massachusetts drainage regulations, Steve continues to push the envelope with respect to sustainability. He is most recently working with a large national corporation to implement a pavement sustainability program. He has managed several projects, working with project team to achieve LEED certification.



**BOHLER™**  
ENGINEERING



## EDUCATION:

- C.S.S. Graduate Studies; Administration and Management, Harvard University, 1984
- M.S., Environmental Engineering, Tufts University, 1979.
- B.S., Biology, Boston University, 1976

## SPECIALIZATION:

- Air Permitting
- Compliance and Auditing
- Construction Management
- Assessment and Evaluation of Brownfields properties

## REGISTRATIONS:

- LSP, State of Massachusetts

## FRANK W. LILLEY, LSP

Mr. Lilley is a Senior Consultant with Golder Associates and has been with the firm since 2007. He is a Licensed Site Professional in Massachusetts and has over 30 years of experience in the Environmental Industry. Mr. Lilley is responsible for management and technical direction for industrial and commercial environmental assessment, remediation, treatment, and construction projects. Responsibilities include providing Licensed Site Professional oversight of sites undergoing assessment and remediation under the Massachusetts Contingency Plan. Mr. Lilley has managed indoor air sampling and assessment projects in commercial and industrial settings. He also specializes in development of cost effective closure strategies for impaired properties which utilize a combination of remediation, risk assessment and institutional controls. Technical expertise includes air permitting, multimedia compliance and auditing, construction management, assessment and evaluation of Brownfield properties throughout the northeast.

## RELEVANT EXPERIENCE

- Comprehensive Phase I Assessment of Fenway Park in Boston, Massachusetts. Project manager for a comprehensive review of potential environmental liabilities associated with Fenway Park and surrounding properties.
- Project Manager for purchase of a 200-acre, 50-building manufacturing property in Massachusetts. Conducted engineering evaluation of Seller's MCP response actions including \$5 million groundwater and soil remediation systems. Assisted Buyer's counsel on completing Brownfield applications and obtaining a federal comfort letter. Projected costs of future potential liability for Buyer and worked with Buyer's insurance company.
- Project Manager and LSP for real estate due diligence at various locations in Massachusetts and New Hampshire. Provided due diligence and engineering services to examine contamination issues on commercial properties. Advised client and client's counsel on environmental liabilities associated with purchase of contaminated properties. Provided remediation cost estimates for cleanup contaminated properties. Conducted Phase I and Phase II Due Diligence programs at over 10 properties in New England. Assisted client in evaluation of environmental insurance policies.
- Project Manager and LSP for three state Superfund sites in Massachusetts. Prepared natural attenuation monitoring plans for gasoline service station sites in drinking water aquifers. Designed and implemented in situ injection using oxidants and bioremediation oxygen enhancing. Developed a closure strategy for closure of a diesel fuel bulk storage plant. Developed a strategy to consolidate environmental deed restrictions to one deed restriction (Activity and Use Limitation [AUL]) for the property while preserving flexibility for future lot subdivisions. Site was closed with a Response Action Outcome (RAO) Statement and an AUL.



---

# MAMMOTH ACQUISITION COMPANY, LLC

DEVELOPMENT • BROKERAGE • MANAGEMENT

---

## **Comparable Projects and References**

### **Paramount CVS, Brockton, MA**

The project, which was completed at the end of 2010, was the redevelopment and revitalization of three (3) properties: 561 Belmont Street, 525 Belmont Street and 430 West Street. The property at 561 Belmont Street was a vacant building that was previously occupied by Hollywood Video. 430 West Street was the site of Paramount Rug and Dry Cleaners. This property was developed in the 1930s. The dry cleaner had contaminated the ground from historic releases of dry cleaning fluid. 525 Belmont Street was also a vacant building that was previously occupied as a sandwich shop. The redevelopment of these three (3) properties razed the three (3) buildings mentioned above, cleaned up the contaminated soil and ground water, and built a 13,000 SF CVS Pharmacy. This project cleaned up and revitalized a highly visible property on the west side of Brockton and created and maintained a substantial number of new jobs.

This site involved working with MassDevelopment to facilitate the environmental cleanup of a state listed Brownfield site. Financing to clean up site was provided by Mass Development through the Brownfield Redevelopment Fund administered by MassDevelopment and as a result of this financing the project was able to clean up a two (2) acre parcel to build a CVS store with a drive through window conveniently located within walking distance of several neighborhoods. The loan to fund this clean up was paid at completion through financing from River Bank.

Location: 555 Belmont Street, Brockton, MA

Size: 13,000 SF CVS on approximately two (2) acres

Ownership Entity: Brockton Paramount LLC

Community Process: Site plan review and approval by City of Brockton Planning Board

Development Costs: \$3,590,514 including Site Assessment & Brownfield Remediation Fund Loan from MassDevelopment for site clean up.

Financing Mechanism: Construction Loan to Permanent from River Bank (now Peoples United)

Municipal Subsidy: None

Current Status: Project Complete

Reference: Ira Kashgagian, Owner, Paramount Cleaners - 508-942-8284,  
Joseph Grivers, Vice President, MassDevelopment - 508-678-0533  
James Walsh, Community Development, MassDevelopment – 508-678-0533





Paramount CVS - Brockton



## **Pembroke Center Plaza – Pembroke, MA**

Pembroke Plaza redevelopment project was the redevelopment of the retail shopping center located in Pembroke, MA. This plaza was built in the 1950's and bought by the current owners in 1988. The plaza was 39,000 SF of buildings on 7.5 acres of land in Pembroke's downtown Historic District. The owners secured all municipal permits required to redevelop the plaza into an 80,000 SF new retail complex on 8.7 acres of land. The redevelopment plan involved the demolition of a closed gas station and an old bank building to make way for a new free standing 13,000 SF CVS. In addition, the construction of a new retail complex is the new home to the existing tenants of the demolished retail shopping center, including Rocky's Ace Hardware, Pembroke Liquors, Pembroke Cleaners, Pembroke Pizza, Golden Nails, and The Candy Jar. Upon completion of the new retail building we demolished the old retail strip and finished the site work for a new 38,000 SF Stop & Shop, which was constructed by Stop and Shop. This project revitalized Pembroke's downtown Historic District and created and maintained a substantial number of jobs.

Several offsite improvements were also constructed with the project including: 1) Geometric improvements on the Mattakeesett Street approach to the intersection in order to facilitate right-turn movements from Mattakeesett Street to Center Street southbound; 2) Center Street was widened to accommodate a left-turn lane that was added to the Center Street northbound approach in order to accommodate left-turn movements without impeding through traffic; and 3) An optimal traffic signal timing and phasing plan was designed and implemented. A proposed traffic control signal was installed at the north site driveway intersection with Center Street and was be interconnected and coordinated with the traffic signal at the intersection of Center Street at Mattakeesett Street

Location: 14-24 Mattakeesett Street & 155 Center Street, Pembroke, MA

Size: Approximately 8.7 acres of land

Ownership Entity: Pembroke Plaza Limited Partnership

Community Process: Worked with board of the adjacent Josslyn Farm Condominiums to address neighborhood resident's concerns as well as with the Town of Pembroke Planning Department and Board of Selectmen to address numerous revisions requested by the Town of Pembroke to modify the site plan and provide adequate off site traffic mitigation.

Development Costs: \$18,473,000.00

Financing Mechanism: Construction Loan to Permanent Loan from Rockland Trust

Municipal Subsidy: Tax Exempt and Taxable Recovery Zone Facility Bonds

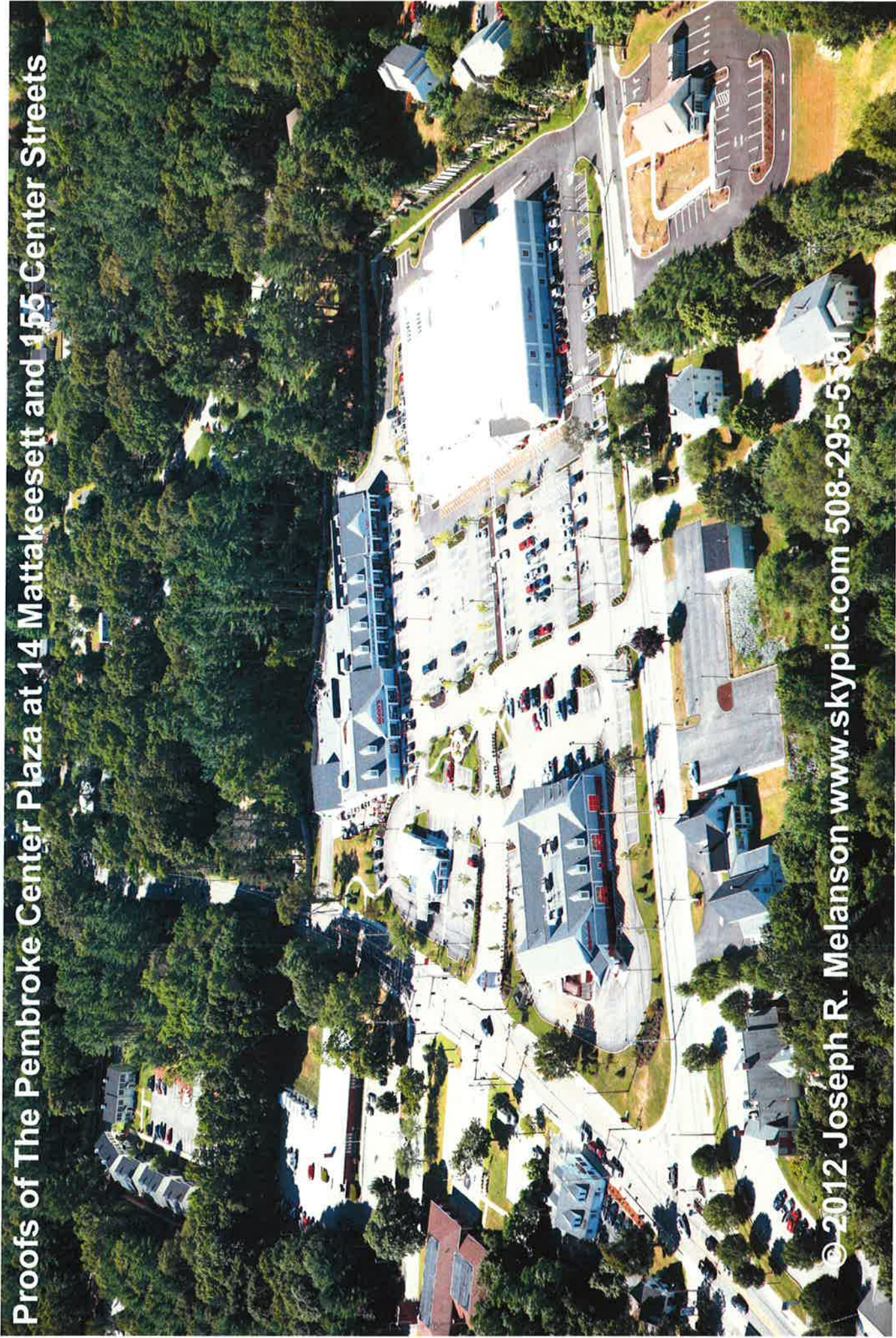
Current Status: Project Complete

Reference: Deborah Farr, Sr. Real Estate Manager, Stop & Shop -617-770-8110  
Marilyn Zechello, Pembroke Planning Department – 781-709-1433  
Deborah Constantine, Regional Director of Real Estate – 781-341-8071



Proofs of The Pembroke Center Plaza at 14 Mattakeesett and 155 Center Streets

©2012 Joseph R. Melanson [www.skypic.com](http://www.skypic.com) 508-295-5381









## **Colburn School Project – Westwood, MA**

Our company was selected after submitting a proposal in response to the Town of Westwood's RFP for "The Reuse and Relocation of the Colburn School". This project, which is currently under construction, involves the relocation and renovation of the historic Colburn School through a process of restoration and renovation. The project will convert the building into a mixed-use building on the ground level to contain retail/commercial space leased to a bank and two (2) upper floors shall be used as residences. The upper floors shall be converted into six (6) apartments or condominiums that will be built-out to modern day building code with a common entrance to the building. As part of this development we will move the Colburn School to the current library site after removing the existing building. The project will not only ensure the reuse and longevity of the Colburn School building, it will also bring new employment opportunities and commercial taxes to the town through the redevelopment of the old library property.

The Westwood Historical Commission supports this project as the proposed changes to the exterior of the building will enhance its architectural features, promote Westwood's desire to preserve and reuse its historic assets, and provide an example for future businesses looking to locate in Westwood. The Colburn School Project involves a cross parking easement with Town of Westwood to share parking between the new library and multiple use Colburn School redevelopment. During the permitting process there were numerous community meetings to address the concerns of the residents, Town of Westwood Departments and the Westwood Historical Commission.

Location: 688 High Street, Westwood, MA

Size: 10,000 SF on approximately one-half acre of land

Ownership Entity: Colburn School, LLC

Community Process: RFP from Town of Westwood, meetings with Community Groups, including the Westwood Historic Commission, approval from Planning Department and Zoning Board of Appeals.

Development Costs: \$3,326,860

Financing Mechanism: Construction Loan to Permanent Loan from East Boston Savings Bank

Municipal Subsidy: Applying for Historic Tax Credits

Current Status: Under Construction

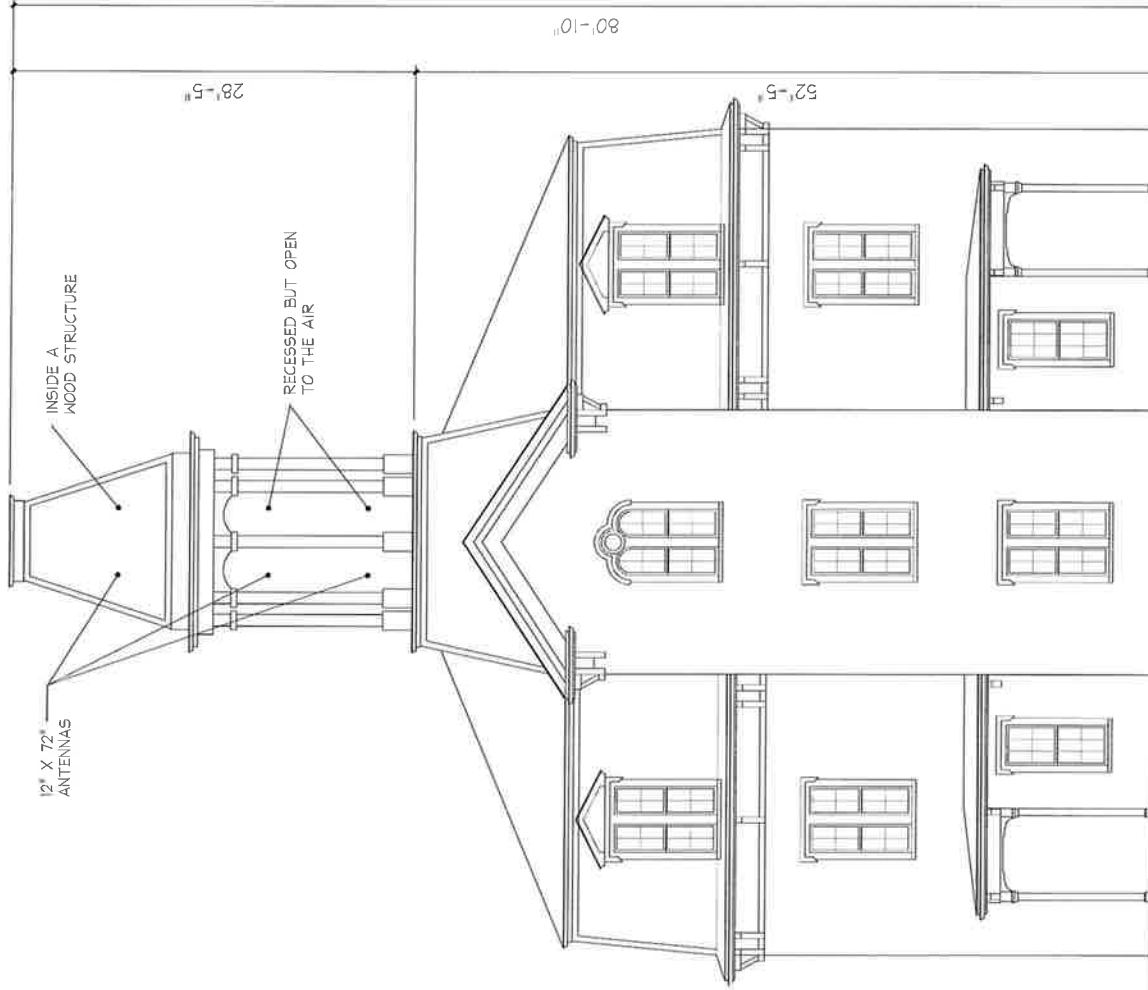
Reference: Michael Jaillet, Westwood Town Administrator – 781-326-4172

Peter Paravalos, Westwood Historic Commission Chairman -781-326-6450

Chris McKeown, Project Manager, University Ave. Redevelopment – 617-413-3229

# Colburn School Project - Westwood





# FRONT ELEVATION

SCALE 1/4" = 1'-0"

## Colburn School Westwood, MA 1/17/12

**THE WZOGROUP**  
DESIGN-BUILD ARCHITECTS & ENGINEERS  
1000 Massachusetts Avenue, Suite 1000  
Boston, MA 02118

1000 Massachusetts Avenue, Suite 1000  
Boston, MA 02118  
Tel: 617.267.1000  
Fax: 617.267.1001  
www.wzogroup.com



STREET

SITE PLAN  
SCALE: 1" = 20'

# Colburn School

Westwood, MA 01/24/2011

**The MZO GROUP**  
ARCHITECTS • PLANNERS  
c/o THE MITCHELL CORPORATION

100 Main Street, Suite 1000 • Westwood, Massachusetts 02090  
Tel: 781.335.1100 • Fax: 781.335.1101 • Email: info@mzo-group.com • www.mzo-group.com  
© 2011 The MZO Group, Inc. All rights reserved. This document is the property of The MZO Group, Inc. and is not to be reproduced without written permission.

**TOWN OF WESTWOOD**  
Commonwealth of Massachusetts



February 21, 2013

To Whom it May Concern:

It is my pleasure to recommend Michael Coffman and Coffman Realty, Inc. I have been working with Michael since his company submitted a bid for the Relocation and Reuse of the Colburn School project in Westwood.

In January of 2010 the town of Westwood issued an RFP for the relocation and rehabilitation of a historic structure in downtown Westwood known as the Colburn School Building. The town's proposed new library - on the site of the Colburn School Building - required the structure to be moved, relocated and then rehabilitated, to federal historic standards.

After a thorough bid evaluation process, the town selected Coffman Realty due to the quality of their proposal and their reputation as a development company that works well with municipalities. After working with them through the closing of this transaction I can say that reputation is well earned. They worked well with every department of the city in order to accomplish the community's vision for the site.

Michael Coffman and Coffman Realty have been professional and a pleasure to deal with throughout this sometimes difficult process and I would recommend them for work with any city or town municipality that is assessing proposals from various developers.

Sincerely,

Chris McKeown  
Town of Westwood

Mike Holyoak  
Lowell 5  
1 Merrimack Plaza  
Lowell Ma 01852

December 4, 2008

City of Lowell  
Division of Planning and Development  
J.F.K Civic Center  
50 Arcand Dr.  
Lowell, Ma 01852

To Whom It May Concern:

It is with great pleasure that I provide a letter of recommendation for Coffman Realty, Inc. The Lowell 5 had the opportunity to work in conjunction with Coffman Realty throughout the development of the CVS Pharmacy and Lowell 5 bank branch located at 2019 Lakeview Ave., Dracut, Ma.

Coffman Realty displayed a high degree of integrity throughout the development process. Coffman Realty was extremely professional and a pleasure to work with.

I believe that Coffman Realty is a very dependable and well qualified developer. I'm happy to give them my wholehearted endorsement.

If you would like additional information about Coffman Realty or my experiences with them, feel free to telephone me at (978) 452-1300.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Holyoak', written in a cursive style.

Mike Holyoak  
Lowell 5





*City of Quincy, Massachusetts*  
*City Hall*

OFFICE OF THE MAYOR



JAMES A. SHEETS

October 25, 2000

**BY TELEFAX: 978-531-2667**

*The Honorable Peter Torigian  
Mayor, City of Peabody  
Peabody City Hall  
24 Lowell Street  
Peabody, MA 01960*

*Dear Mayor Torigian:*

*It is my pleasure to introduce Jeffrey Coffman, of Coffman Realty, Inc. I first met Mr. Coffman when he was representing CVS Corporation and they were interested in the site on Southern Artery here in the City of Quincy. These five acres were a particularly sensitive site because of the Souther Tide Mill located on it, a site listed as one of the ten most endangered in the Commonwealth of Massachusetts. Ultimately, Mr. Coffman was able to have three acres of the site, which contained the Tide Mill, deeded to a 501C3 Corporation whose mission it is to preserve the Tide Mill. CVS has since built a new store on that location, the architecture of which will fit in with the Souther Tide Mill restoration.*

*I provide you with this narrative so that you might understand that my relationship with Mr. Coffman goes beyond simply a real estate deal. He worked very closely with us to insure that the three acres would be separated out and that the Souther Tide would ultimately be preserved. During this period of time, he was very sensitive not only to historic preservation but also to the need to have the new store fit into the Tide Mill environment.*

*It was just a pleasure working with Mr. Coffman who is not only an outstanding business man, but a person who cares about the community in which he does business.*

*I trust things are going well.*

*Sincerely,*

*James A. Sheets  
Mayor*

*JAS/jmp*

---

# MAMMOTH ACQUISITION COMPANY, LLC

DEVELOPMENT • BROKERAGE • MANAGEMENT

---

## PROJECT NARRATIVE

The Powder House Community School proposal from Mammoth Acquisition Company, LLC is the demolition of the existing structure and the construction of a new mixed use project consisting of 18,000 square feet of retail on the ground floor, thirty-five (35) residential units, fifty-eight (58) parking spaces as well as utilizing forty percent (40%) of the site as an outdoor public space as shown on the attached site plan.

We have already had preliminary discussions with a national pharmacy chain and have received positive feedback regarding their interest in this location.

### Proposed Timeline:

Community Process & Design – Nine (9) months

Permitting Process – Six (6) months from adoption of overlay

Construction Period – Twelve (12) months

### Amenities and Green Building Design:

The project will contain the required forty-percent (40%) open space (see attached site plan) which can be further designed after input from the community to best obtain desired result and maximize ancillary uses and public amenities. The project will be designed to utilize the latest in green building design elements and eco-friendly building materials as well as to maximize energy efficiency.

### Parking and Circulation:

Adequate parking per zoning overlay for mixed use parcel as noted in the parking requirements - one (1) space per residential unit and one (1) space per each 800 SF of medium retail. Please see attached site plan for circulation.



COFFMAN  
REALTY

COMMERCIAL REAL ESTATE  
• DEVELOPMENT •  
• BROKERAGE •  
• MANAGEMENT •  
100 BELMONT STREET, SUITE 302  
BROOKLINE, MA 02321-4439  
P: 617.552.1000  
F: 617.552.1002

CONSULTANT

SEAL

PROPOSED  
MIXED-USE  
DEVELOPMENT

Powder House  
Community School  
SOMERVILLE, MA

DESIGNER

REVISIONS

DATE: FEBRUARY 2020

DRAWING BY: JNC

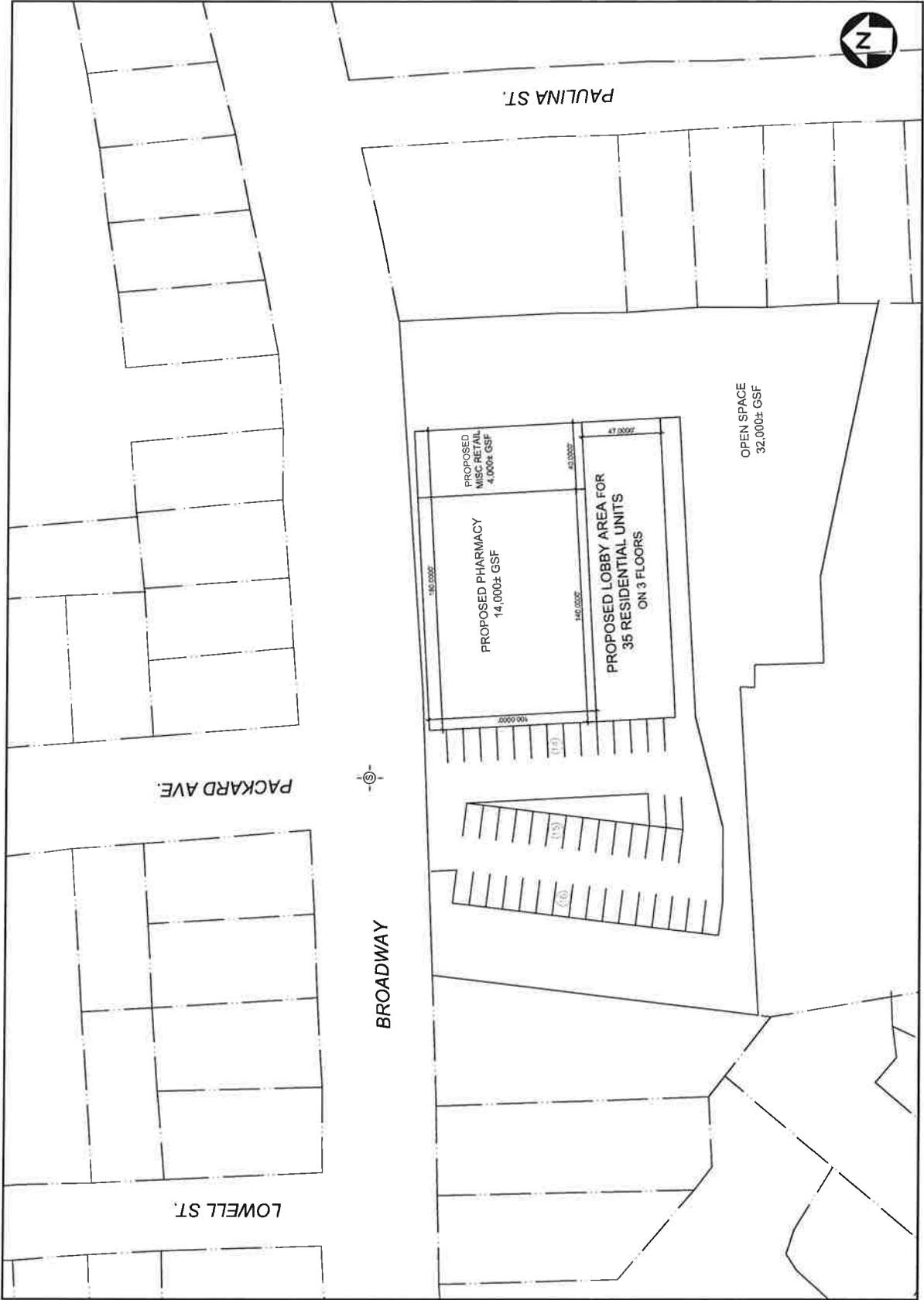
TITLE:

CONCEPTUAL  
SITE PLAN

SHEET NUMBER:

QL-3

NOTES:



---

# MAMMOTH ACQUISITION COMPANY, LLC

DEVELOPMENT • BROKERAGE • MANAGEMENT

---

## **PURCHASE PRICE**

Offered Purchase Price: \$7,000,000.00

Payment Breakdown: \$10,000.00 deposit with RFP submission and additional deposit of 5% of purchase price upon execution of LDA, balance paid in cash at closing

Appraisal Done on Property: None

## **FINANCIAL INFORMATION**

Anticipated Financial & Management Interests: 100% ownership interest by this entity

Strategy for Securing Financing: Based upon location and tenant mix we believe construction and permanent lend mortgages will be available for this project. We will approach our lenders for traditional financing at prevailing rates and plan to retain ownership and management of the project.

Banking References: East Boston Savings Bank  
Eastern Bank  
Digital Federal Credit Union  
Rockland Trust

---

# MAMMOTH ACQUISITION COMPANY, LLC

DEVELOPMENT • BROKERAGE • MANAGEMENT

---

## **MUNICIPAL BENEFITS/IMPACTS/COSTS**

The calculations for the local taxes and cost of municipal services will be determined upon selection of Preferred Developer.

The construction of the project will provide numerous jobs during the construction period.

Upon completion of the project there will be permanent and part time positions provided by the retail use of the development. The number of jobs, positions and pay range will be determined by the type of retailers that lease space in the development.

Every effort will be made to minimize impact to the neighborhood during and following construction, including traffic, noise, odor, lighting and shadow effects.

The completion of this mixed use facility will enhance the existing neighborhood and provide much needed residential housing, temporary construction jobs and permanent retail positions.

---

# MAMMOTH ACQUISITION COMPANY, LLC

DEVELOPMENT • BROKERAGE • MANAGEMENT

---

## **EXCLUSIVE NEGOTIATING AGREEMENT**

Mammoth Acquisition Company, LLC, if chosen as the Preferred Developer, hereby confirms its willingness to execute an Exclusive Negotiating Agreement in substantially the form included as Appendix F in the RFP #13-57, Powder House Community School Property Disposition and Redevelopment.

---

# MAMMOTH ACQUISITION COMPANY, LLC COFFMAN REALTY, INC.

DEVELOPMENT • BROKERAGE • MANAGEMENT

---

Enclosed with our submission is a check payable to the City of Somerville in the sum of \$10,000.00 as the required Good Faith Deposit. It is understood and agreed that this deposit is made without any obligation on the part of the City to pay interest thereon.

If selected as the Preferred Developer, Mammoth Acquisition Company, LLC is willing and able to make a deposit of five percent (5%) of the purchase price upon signing of the Land Disposition Agreement.

If selected as the Preferred Developer, Mammoth Acquisition Company, LLC understand and agrees that the City will use the initial financial deposit funds to conduct its due diligence as needed, including appraisal of the subject property.

APPENDIX H

**CERTIFICATION OF GOOD FAITH**  
**Pursuant to G.L. c. 30B, §10**

---

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person.

As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Michael Coffman

(Name of person signing bid or proposal)

Mammoth Acquisition Company, LLC

(Name of Business)

Ant Lopez

(Signature)

APPENDIX I

**DISCLOSURE STATEMENT**  
**Acquisition/Disposition of Real Property**

---

The undersigned does hereby file the following statement with the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM) for the purpose of disclosure pursuant to section 40J of Chapter 7 of the General Laws of Massachusetts:

REAL PROPERTY:

SELLER ( ) LESSOR ( ):

BUYER ( ) LESSEE ( ):

TERMS:      Purchase Price:  
                 Closing Date:  
                 Other:

Listed below are the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the Property. There is no person with a direct or indirect beneficial interest in the property who is either an official elected to public office in the City of Somerville or an employee of the City of Somerville.

\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

Name: Michael Cottman

By: 

Title: Manager

**Addendum No. 1 to RFP 13-57**



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**Department of Purchasing**  
**JOSEPH A. CURTATONE**  
**MAYOR**

To: All Parties on Record with the City of Somerville as Holding RFP 13-57,  
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: January 8, 2013

Re: Pre-Bid Site Visit Location and Time

**Addendum No. 1 to RFP 13-57**

---

**Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.**

**X** 

\_\_\_\_\_  
Name of Authorized Signatory

Title of Authorized Signatory

The Pre-Bidders Conference and Site Visit will take place on **Wednesday, January 16, 2013 at 9:00 a.m.** Please meet at the entrance to **1060 Broadway, Somerville, MA.**

The meeting is not mandatory but highly encouraged.



**Addendum No. 2 to RFP 13-57**



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**Department of Purchasing**  
**JOSEPH A. CURTATONE**  
**MAYOR**

To: All Parties on Record with the City of Somerville as Holding RFP 13-57,  
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: January 31, 2013

Re: Responses to Questions, Second Site Visit Scheduled, List of Prospective Bidders and  
Floor Plan

**Addendum No. 2 to RFP 13-57**

---

**Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.**

**X**

---

Name of Authorized Signatory  
Title of Authorized Signatory

The deadline is THURSDAY, February 28, 2013 at 11:00 a.m.

A floor plan was requested and is attached to this addendum.

A list of prospective bidders was requested and is attached to this addendum.

**Addendum No. 3 to RFP 13-57**



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**Department of Purchasing**  
**JOSEPH A. CURTATONE**  
**MAYOR**

To: All Parties on Record with the City of Somerville as Holding RFP 13-57,  
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: February 15, 2013

Re: Board of Alderman Update and Responses to Remaining Questions

**Addendum No. 3 to RFP 13-57**

---

**Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.**

**X**

---

Name of Authorized Signatory  
Title of Authorized Signatory

At its meeting on February 14, 2013, the Board of Aldermen voted to declare the site of the former Powder House School available for disposition, with the restriction that any subsequent use provide for at least 40% publicly accessible open space. The Board established the value of the property to be \$5,711,600. This value is based on a land value of \$1,879,100 and a building value of \$3,832,500; the City Assessor's office arrived at the valuation following a site visit of the property on January 16, 2013.

Question 1: The RFP refers to a minimum bid of the assessed value of the property. Is there a minimum bid for this RFP?